



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

EDWIN J. DAY
County Executive

Building T
Pomona, NY 10970
(845) 364-3434
Fax. (845) 364-3435

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

May 1, 2015

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.11-2-31 56.11-2-29.2 56.12-1-5.2

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 2/26/2015

Date Review Received: 4/1/2015

Item: SUNRISE SQUARE SITE PLAN & SPECIAL PERMIT (R-1198K)

Site plan and special permit application for a 123,124 sq. ft., five-story, 119-room hotel with a multi-level parking garage on 3.45 acres in the CS zoning district. Shared parking between this use and the adjacent existing shopping center/warehouse building is proposed.

East side of NYS Route 306, north side of the Consolidated Railroad right-of-way, opposite Orchard Street

Reason for Referral:

NYS Route 306, Village of Spring Valley

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

1 The Title Plan still identifies and shows the tax lot boundaries for tax parcel 56.11-2-29.1, while the subdivision plat has that this parcel was "formerly tax lot 56.11-2-29.1" but is now part of tax lot 56.12-1-5.2. Information obtained previously indicates that these two parcels were merged when a lot line disclaimer was done in 2006. Our tax maps have been updated to show that this merger did occur. The Title Plan must be revised, showing the newer and larger tax lot, eliminating the lot line and the notation of 56.11-2-29.1, and only labeling the parcel as 56.12-1-5.2.

2 The Title Plan has zoning boundaries for these parcels, as well as for the surrounding area. A heavy dashed line is used to separate the zoning district boundaries. Tax parcels 56.12-1-5.1 and 5.2 have a heavy dashed line surrounding them, but no zoning district annotated. The zone change that was reviewed by our Department in 2010 included tax parcel 56.12-1-5.2, and proposed the change from NS (Neighborhood Shopping) to CS (Community Shopping). Tax parcel 56.12-1-5.1 was not included in this zone change and should still be PI. The zoning district boundaries must be corrected on the Title Plan and the correct zoning district annotated for all lots.

SUNRISE SQUARE SITE PLAN & SPECIAL PERMIT (R-1198K)

3 The Title Plan, as well as Drawing No. 2.2 refer to a parking easement proposed for Lot #2 for their remaining required parking in a footnote for the bulk table for proposed Lot #2. However, no easement is labeled or shown on the site plan. This easement must be referenced on the site plan, as indicated in General Notes #14.

4 A review shall be completed by the New York State Department of Transportation and all required permits obtained.

5 The Village of Spring Valley is one of the reasons this proposal was referred to this department for review. The municipal boundary is just over 200 feet east of the site. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was recently enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Village of Spring Valley must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Village of Spring Valley must be considered and satisfactorily addressed, as well as any additional concerns about the proposed site plan and special permit.

6 A review must be completed by the County of Rockland Office of Fire and Emergency Services to ensure that there is sufficient maneuverability on site for emergency vehicles.

7 A review shall be done by the Rockland County Department of Public Transportation for TOR Loops #1 and #2 and T.R.I.P.S. service into the site, and any concerns addressed.

8 The conditions in the April 14, 2015 letter from the Rockland County Sewer District No. 1 must be met.

9 The conditions in the April 6, 2015 letter from the Rockland County Department of Health must be met.

10 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.

11 As acknowledged in footnote #3 in the narrative on page 2, the site plan drawings (Title Plan, Drawing No 2.1) reference that 120 units are proposed, when only 119 are in fact proposed. The site plan must be corrected to reflect the accurate number of units.

SUNRISE SQUARE SITE PLAN & SPECIAL PERMIT (R-1198K)

12 A legend must be provided on the plans to identify some of the symbols used. For example, the legend should annotate what the black striped rectangles and the letters "RL" on Drawing No. 2.1 represent. A legend would help to further clarify all symbols on the plans.

13 The location of all support piers for the deck parking must be shown on the site plan. It must be illustrated that their location will not impede the use of any of the proposed parking spaces.

14 Fire lanes are depicted for the existing two-story supermarket and warehouse. However, no fire zones are illustrated for the proposed hotel. The fire zones must be clearly marked on the site plan. Access to the fire zones shall be unimpeded by other parking areas and maneuverability on the site feasible.

15 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.

16 Drawing No. 7 shows the truck turning movements for the site. Turning movements in the surface parking lot seem to be very restrictive as is evidenced by the fact that the trucks will have to cross into the dropped curb area along the existing supermarket/warehouse building, and encroach into the seven parking spaces located in the northwest portion of the parking lot. How will the trucks maneuver if vehicles are parked in these seven spaces? The truck turning analysis for the upper parking level also shows that the movements will involve crossing over medians in order to successfully maneuver some of the turns.

The County of Rockland Office of Fire and Emergency Services, the Town's Fire Inspector, and the Monsey Fire District must review the plans to ensure that there is sufficient maneuverability on-site for emergency vehicles.

17 The Fire District is incorrectly listed on the Title Plan. The Monsey Fire District, not the East Spring Valley Fire District is the correct Fire District. This must be corrected on the Title Plan.

18 A lighting plan shall be submitted for review. No lighting shall shine beyond the property line or into the State right-of-way.

19 A landscaping plan that meets all Town requirements shall be provided.

20 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
New York State Department of Transportation
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Sewer District #1
Rockland County Planning Board
Rockland County Office of Fire and Emergency Services
Rockland County Department of Public Transportation
Brooker Engineering, PLLC
Village of Spring Valley
Monsey Fire Department

SUNRISE SQUARE SITE PLAN & SPECIAL PERMIT (R-1198K)

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.